Zefferson De Most Thompson, chairman of the racing board of the American Autoesp.commission, will sail to-morrow on the Oceanic for his annual tour of Europe. He hopes to have a sufficiently quick voyage so as to reach Cherbourg in time to be present at the races for the German Emperor's cup on June 14. He will be present at the running of the Grand Prix of the Automobile Club of france on July 2, and expects to spend some time in England before returning to this country again, late next month. He will be kept fully informed by cable regarding matters affecting the Vanderbilt oup race and if things turn out satisfactorily will confer with the French makers who have requested information concerning this year's race. He will probably hold an informal conference to-day with several members of the executive committee of the A. A. A racing board.

Mr. Thompson dislikes travelling on railroad trains and shipped his Hotchkiss runabout to

For several years automobile hackmen and their vehicles have formed a picturesque group at Long Acre Square, where any one could obtain a car at almost any hour of the day or night. They did not solicit fares like regular hackmen but made a uniform charge of \$5 per hour, and many a man in a hurry and strangers who wished to visit the suburbs were glad to avail themselves of their services. As they only went on long service calls, they did not interfere with the regular hackmen and they remained in undisturbed possession of their stand until April 1, when Inspector Schmittberger of the traffic squad drove them away on the ground that they did not have a hack or coach license. Many of the men then applied for and received a hack license. All went well until about two weeks ago, when the Mayor's marshal revoked all of their licenses, without assigning any reason for his action. Some of the men retained C.E. F. McCann, who got an order from Judge Davis on May 2 compelling the Mayor to show cause why the order revoking their icenses should not be set aside. Three times the Corporation Counsel's office has obtained a postponement of the case, but Lawyer McCann is confident that his clients will re-ceive a favorable decision to day, when the case will be tried before Judge McCall in the Supreme Court. The men will make their fight under the ordinance approved on No-

fight under the ordinance approved on November 2, 1905, which reads as follows:

"Any vehicle kept for hire shall be deemed a public hack. Any vehicle intended to seat two persons inside shall be deemed a cat, and a vehicle intended to seat four persons inside shall be deemed a coach, and the term hackmen shall be deemed to include owner, driver or both."

Representatives of the American Motor Car Manufacturers' Association, the Automobile Club of America, the American Automobile Association, the American Motor League and the Association of Licensed Automobile Manufacturers will meet to-day at the offices of the National Association of Automobile Manufacturers to discuss the present status of the good roads movement and methods of increasing the interest of the public in this question.

The State of New York is doing very well so far as the automobile business is concerned, for the Secretary of State issued registration numbers for 2.200 motor vehicles from his office at Albany during the month of May. Of the machines registered, 172 were cars that had been imported from Europe; but it is interesting to note that there were more machines of a single American make registered than all the foreign cars for which numbers were obtained, the Ford leading the list with 222 registrations, the Cadillac being second with 143 and the Maxwell third with 140.

Probably the time is nearly if not quite past when the average motorist attempts to start his motor without retarding the spark or with the gasolene cut off from the carburetor, or even when he attempts to fill his gasolene tank without first straining the fuel. In fact most drivers are most particular to carry a strainer funnel with them at all times, and to use it religiously wherever occasion arises. A curious commentary on this habitual precaution is the fact that notwithstanding this careful treatment motors continue to stop through clogged carburetor jets, and from other equally simple and to be deplored causes. Perhaps the most live and general cause for this is the treatment which the funnel receives as a general thing when not in use. However carefully the fuel may be strained, the care is of no avail while the lower part of the funnel is dirty.

Highway improvement is a topic that has been broadly discussed in all sections and by all people for decade after decade, and while the generally execrable condition of the roads of the United States has at all times been admitted there has been little real the roads of the United States has at all times been admitted there has been little real effort toward a betterment of this condition except in a few isolated instances, says Motor World. Meetings are held with a remarkable degree of regularity to protest against the country's roads, the cry for a betterment of the highways has gone up in all directions, municipal, State and national officials have been ardent advocates of reform—but the reform is still in the dim distance, notwithstanding that the need of a change is generally admitted.

admitted.

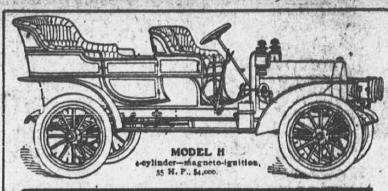
Now comes a proposition to turn the rural free delivery carriers into a corps of highway inspectors to report minutely upon the condition of the highways in all sections of the country. In making this proposition it has been suggested by a Michigan paper, the Bellevue Gazette, that "the rural letter carrier understands the highways comprising his route or division better than any other person. Hetravels them each working day of the week. That means about three hundred importions. route or division better than any other person. Hetravels them each working day of the week. That means about three hundred inspections each year, covering all conditions. Each stone, log and rut salutes him daily with a joit until he remembers its location and either avoids it by turning out or humors it by driving slowly. Each mire hole reaches out for him until he learns when it will be there, which includes why it is there and how it might be removed. Each snowbank points out the cause of its dritting. Each strip of sand pleads for a proper covering in fact, he becomes of necessity so thoroughly sand intimately acquainted with his route that a minimum of technical reading would make him with reference to that particular route a very capable highway expert; and not only is each rural carrier intimately acquainted with the highways comprising his route, but he becomes very acutely interested in them. Each working day, no matter what their conditions, he must go over them; he suffers severely when their condition is bad, he profits accordingly when their condition is improved. He is selfishly interested in each mile he must travel over. He would have no favored strips. The nearest impassable places would receive his earliest attention.

passable places would receive his earliest attention.

There is no need of a corps of inspectors to locate and report on the bad spots in the country's system of roads—it would be an easier task to change the proposed order of things and to have the curriers report the logation of the good spots in the highways, so that by a process of elimination the total mileage of bad roads would be an easy uniter to determine. Until the States adopt plans similar to those in vogue in New York and Massachusetts, whereby State aid is given, there is little need to locate the bad roads. Bad roads exist in every State, and the plan ought to be to provide a remedy before any further effort is made to discover something that has been discovered.

After a motor car has been used a good deal the engine will often begin to show signs of sluggishness or want of power, and cannot climb hills or respond to the control levers as it used to, says the Field of London. The reason is sometimes to be found in the wear of the valve stems and tappets. The valve mechanism is naturally very severely tried owing to the abrupt manner in which the valves are forced open by a blunt cam and closed by strong springs. This means a constant forcible hammering action on the cam, the tappet rods and the valve stems and heads, with the result that trouble soon occurs. Great attention has, therefore, been paid to the valves and cams with a view to obtaining a durable metal so that their life may be a long one, as only a few years ago, there was endless trouble because the cams would often be pulled off the valves.

The use of a suitable alloy in conjunction with a high degree of skill in the tempering and case hardening of the metal has now alleviated these troubles to a very large extent. As the lift of a valve, and more particularly the exhaust valve, is small, being about a quarter of an inch on the average, it is clear that a little wear on these portions, though so small as to be almost inappreciable, will soon affect their action. Owing to the expansion of the charge of fuel after combustion has taken place a great increase of volume in the gases which must be ejected via the exhaust valve has to be allowed for. This is due partly to the chemical reaction, which gives about 250 per cent. Increase when the fuel is burnt to carbonic



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acid gas, and partly to the effect of the high temperature, which is another very powerful factor in this respect.

Since gases are increased by one volume for every rise in temperature of 273 degrees Centigrade, under the same pressure, it is easy, of course, to see that there is a decided difference in temperature between the gas which enters the engine from the carbureter and that which leaves it by the exhaust valve. The combination of these two factors—the chemical reaction and the heat generated by the combustion—causes the charge of fuel to expand in this way, previded that it was not prevented by being confined or encountering resistance. If it cannot expand freely it exerts a pressure in its endeavor to do so, and this pressure depends upon the number of volumes confined in the original space, since the pressure of a gas varies inversely with its volume.

Frequently an engine may run unsteadity or with more vibration than it should. This is usually caused through the ignition point of all cylinders not being timed to the same position in each cylinder. This may be due to lack of adjustment in the tremblers of the coil. The best way to time tremblers on a multi-cylinder coil is to hold all down but one and run the engine on the cylinder to which the particular section of coil is connected. Then let up one of the other tremblers and press down the one which has previously worked. By carrying this operation through the whole series of tremblers it will be noticed how ignition varies by the speed at which the engine runs. Adjustment of the tremblers to make the engine run at equal speed on each cylinder separately usually gives the best running. Another thing which would upset correct running on all the cylinders is uneven wearing of the contact maker wiping surfaces. In such case the only thing to do is to renew the defective part.

#### EASTERN TENNISCHAMPIONSHIPS Play in Women's Singles on Opening Day at Merion.

PHILADELPHIA, June 3.—Under most depressing surroundings a commencement was made with the tennis championships of Pennsylvania and Eastern States in women's singles, doubles and mixed doubles on the courts of the Merion Cricket Club at Haverford to-day. The entries were not nearly so large as in previous years, there be ing but twenty-four in the women's singles.

nearly so large as in previous years, there being but twenty-four in the women's singles, nine pairs in the women's doubles and the same number in the mixed doubles. Miss Evelyn Sears of the Longwood Cricket Club, Boston, the present champion, will defend her title in the singles, and with her sister, Miss Eleanora Sears, will defend the doubles championship. The latter and W. J. Clothier will be on hand to defend their titles against the winners in the finals of the mixed doubles. There was nothing very exhilarating about to-day's play. The courts were soggy and as a consequence the balls became heavy and dead after play had been in progress a short time. Summary.

Women's Casmpionship of Pennsylvania and Eastern States. Singles-First Round-Miss-Eleanora Sears, Longwood Cricket Club, Miss-Eleanora Sears, Longwood Cricket Club, Westchester, Country Club, defeated Miss Helen A. Rogers, Philadelphia Cricket Club, 6-1, 6-0; Miss Kane S. Green, Merion Cricket Club, 6-0, 6-1; Miss Phyllis Green, Merion Cricket Club, defeated Miss Zaroline Clothier, Merion Cricket Club, 6-0, 6-1; Miss Phyllis Green, Merion Cricket Club, defeated Miss E. G. Osthelmer, Huntingdon Valley Country Club, 6-2, 6-1; Miss Eduh Rotch, Longwood Cricket Club, Boston, defeated Miss E. H. McCormick, 6-2, 6-1; Miss Eduh Rotch, Longwood Cricket Club, Boston, defeated Miss Rastall won from Miss M. Groome by default; Mrs. F. B. Glivert, Jr., Belimont Cricket Club, 6-1, 0-2.

Second Hound-Miss issael Sayres won from Mrs. W. W. Howe, by default; Miss Marion Fenno defeated Miss Rastall won from Miss Board Sayres, won from Miss Board Sayres, the Miss Defeated Miss Clara T. Chase, 6-3, 7-8; Miss W. H. Lewis won from Miss Board Sayres, 6-1, 6-3; Miss J. C. Hibbs defeated Miss Label Sayres, 6-1, 6-3; Miss J. C. Hibbs defeated Miss Label Sayres, 6-1, 6-3; Miss J. C. Hibbs defeated Miss W. H. Lewis, 6-0, 6-1; Coustielled Miss C. Coustelled Miss S. H. McCormick, 6-3, 6-2; Miss Phyllis Green defeated Miss S. H. McCormick, 6-3, 6-2; Miss Dora Iselin, by default.

#### HOPE FOR TENNESSEE RACING. Foust Anti Betting Bill Declared Invalid by the Courts

MEMPHIS, Tenn., June 2. A decision in the Lower Court to-day declaring the recently enacted Foust anti-horse race betting bill invalid will, according to admission in local turf circles, enable tracks at Memphis and turf circles, enable tracks at Memphis and Nashville to hold their usual fall meetings. The law which would prohibit betting of all kinds on horse races was held unconstitutional on account of the caption in the bill which covers more than one subject, it is declared, in violation of statute. Appeal will be taken by Attorney-General Yerger, although he admits that a hearing can hardly be expected before June, 1948. Spring meetings next year at Tennessee tracks are therefore expected, as well as the autumn meets, which preceds the winter opening in New Orleans.

## MISS SUTTON BEATEN.

Rainy Weather Puts the American Tennis

Special Cable Despatch to THE SUN. LEICESTER, Figland, June 3.- Despite eluge of cold rain and the sodden turf to day the competitors in the lawn tennis tournament went to the nets and played throughout the morning. Water ofter streamed off their hats, while the leadlike balls made the play very difficult. Some events were advanced a few stages, but it was decided at midday not to continue. Miss Lowher and Dr. W. Faves defeated Miss May Sutton of California and C. W. Hillyard in the semi-final of the mixed doubles by a score of 8-4, 7-5. Miss Sutton did not show her best form. ment went to the nets and played throughout

at Virginia. PITTERDEC, Pa., June 3. To-day there was launched a project which includes the opening of a poolroom on a very large scale at Virginia, W. Va., and within a few weeks Virginia, W. Va., and within a few weeks work will begin on a mile running track where flat and steeplechase races will be held regularly under the auspices of the Western Jockey Club. George Ehrlich, a former New York bookmaker, is manager of the Virginia project and is said to represent the Cella interests of St. Louis. The poolroom feature was inaugurated to-day when special trains were run over the Wabash Railroad carrying hundreds of Pittsburg's sporting men to the new Mecoa.

## THE REAL ESTATE MARKET

FELIX ISMAN PAYS \$700,000 FOR A FIFTH AVENUE CORNER.

Several good sized transactions, the first in some time, were put through yesterday in the brokerage branch of the market The West Side Bank, which now occupies leased quarters in Eighth avenue, bought the adjoining corner at Thirty-fourth street and will erect a new building on the site. Felix Isman added to his large holdings of Manhattan realty by the purchase of a Fifth avenue corner at Thirty-eighth street. The property was owned by the Andrews estate and brought about \$700,000. This establishes a new record price for single lots on Fifth avenue. The Hamilton Fish Corporation bought the leaseheld of a couple of tenements in Fifteenth street. The rest of the brokerage news was made up mostly of small speculative deals in residence property.

Private Sales

FIFTH AVENUE.—Bryan L. Kennelly, in conjunction with Leopold Weil, has sold for the estate of Catharine M. Andrews, widow of the late Judge George T. Andrews, to Felix Isman of Philadelphia No. 421 Fifth avenue, southeast corner of Thirty-eighth street, a five story building, on lot 25.3x100. The purchase price was very close to \$700,000 and is the highest price paid for a single lot on Fifth avenue. The property has been in the Andrews family for over fifty years.

FULTON STREET.—M. H. Beringer & Co. have sold to a client representing insurance interests No. 89 Fulton street, a seven story business building, on lot 25.3x61x irregular.

LEXINGTON AVENUE.—O. G. Manss has

irregular.

LEXINGTON AVENUE.—O. G. Manss has resold for Charles Laue to A. Wittmeyer and Theophile Rick, trustees, No. 331 Lexington avenue, southeast corner of Thirty-pinth street, a seven story elevator apartment house, on lot 24x80.

FOURTEENTH STREET.—The Duross Company has sold for a Mr. Hill to Daggert & Ramsdell the four story and basement dwelling at No. 314 West Fourteenth street, on lot 25x103.3x irregular. The property is to be used for business purposes.

FOURTEENTH STREET.—The Duross Com-

FOURTEENTH STREET.—The Durposes.

Oal # has sold for Moses R. Stern No. 319
West Fourteenth street, a four story and
basement brownstone front dwelling, or
lot 25x103.3.

lot 23x103.3.

ST. NIC dOLAS AVENUE. A. L. Mordecai & Son have sold for the Realty Mortgage Company and Hellner & Wolf the two unfinished five story apartment houses at the northeast corner of 179th street and St. Nicholas avenue, on plot 100x100, to Max hirshfield, who will complete the same.

the northeast Corner of 178th street and St. Nicholas avenue, on plot 100x100, to Max Hirshfield, who will complete the same.

AUDUBON AVENUE,—Ferdinand Nagel has sold for Charles Scheidecker the plot 100x 175, at the northwest corner of Audubon avenue and 170th street, for \$85,000. The buyer will improve the property.

BRONX.—William Peters & Co. report the following sales: A plot of ground containing about fourteen lots, fronting 200 feet on the south side of West Farms road, 60 feet cast of Lyvere place: for J. J. Gratacap a plot 50x114, on the south side of Middletown road, 100 feet west of Mapes avenue; a plot 75x100, on the east side of Green avenue, 40 feet south of Middletown road; a plot 25x100, to Phillip Caio, lot 383, Van Nest Park, on the south side of Van Nest avenue; for H. F. N. Trueissen to a Mr. Stanton, a two family dwelling on the northeast corner of Devoe street; to the same client for George Meyer, a two family dwelling on the northeast corner of Devoe street and 179th street; also for Mrs. C. Hinrichs to the same client lots 60, 61, 62, 73 and 64 Neill estate, at the northeast corner of Tremont and Berrian avenues, containing four two family dwellings; also for Silver & Strauss, a two family dwelling on the northeast corner of Termont and Berrian avenues, containing four two family dwellings; also for Silver & Strauss, a two family dwelling on the south side of Lebanon street, 175 feet east of Berrian avenue, an old four story building, on lot 24.9x100. The bank owns the adjoining northwest corner of Thirty-fourth street and occupies Nos. 485 and 487 Eighth avenue, an old four story building, on lot 24.9x100. The bank owns the adjoining northwest corner of Thirty-fourth street and occupies Nos. 485 and 487 Eighth avenue under lease. On the corner plot, 49.5x100, the bank will erect a handsome banking building.

FIFTEENTH STREET.—Katz, & Co. have sold for Jacob Katz and Hugo E. Distlehurst the leasehold of Nos. 202 and 204 East Fifteenth street, two four story flats, on plot 40x103. The bu

Joining parcels.

EIGHTY-THIRD STREET.—The McVickar, Gaillard Realty Company has sold for Charles Morrill No. 28 West Eighty-third street, a four story dwelling, on lot 19x102.2 FIFTY-NINTH STREET.—Leon S. Altmayer has sold for Gustave and William Breithaupt to Salo Cohn 182 6ve story flat, on lot 25x100.5, at No. 328 West Fifty-ninth street.

The West Side Bank Secures 'a Site for a New Home at Eighth Avenue and Thirtyty-fourth Street-Hamilton Fish Corporation Buys Out Two Leaseholds.

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'Phone, 3423-Bryant.

Pett have sold for a client of Louis Becker & Co. No. 403 First avenue, a four story flat, on lot 19.4x88.9. TWELFTH STREET.—G. Fierstein has sold No. 231 East Twelfth street, a five story tenement, on lot 25x103.3, to M. Weinberger. tenement, on lot 25x103.3, to M. Weinberger.

NINETY-SEVENTH STREET.—Frank M.
Franklin has sold No. 229 East Ninetyseventh street, a five story flat, on lot 25x
100.8, to M. Lint.

TENTH STREET.—O. Karp has sold No.
239 East Tenth street, a five story tenement, on lot 25x96.

AVENUE A.—Frank M. Franklin has sold
No. 264 Avenue A. a five story tenement,
on lot 25x100, to Sadie Moss.

PRINCE STREET.—Samuel Levy has sold.

PRINCE STREET.—Samuel Levy has sold. No. 184 Prince street, a three story build-ing, on lot 20x77, for John Bleisch, to Bar-nett Levy and Moritz Gruenstein. nett Levy and Moritz Gruenstein.

PROMPECT AVENUE.—Frank M. Franklin
has sold No.—2000A Prospect avenue, a
three story flat, on lot 18x150, to Sam Sobel.

WEBSTER AVENUE.—Paul Bultmann has
sold No. 661 East 168th street, northwest
corner of Webster avenue, a five story
triple flat, with store, on lot 28x100.

To-day at 11 A. M. in the Vesey street auction room the Century Realty Company will sell at public auction 216 lots situated on Aqueduct avenue, Featherbed lane, Macomb's road and 175th street. The sale is to be absolute and without reserve to the highest

road and 175th street. The sale is to be absolute and without reserve to the highest bidder.

Enrico V. Pescia & Co. have leased for the Burke estate the three six story tenements, with stores, at Nos. 25 to 27½ Washington street, for a term of years.

Pease & Elliman have rented for George L. Peabody the country estate of Miss Adele G. Thayer at Manchester-by-the-Sea, Mass., to Walter S. Gurnee: also rented at Lawrence L. I., for Charles E. Lamb His house to Dr. S. Kohn, and to Stephen H. Tyng the residence of the late George C. Rand.

Max Marx is the buyer of Nos. 216 to 246 West 185th street, sold recently through A. M. Baumann.

John Tyler of the Hotel Gazette Exchange has leased to W. D. faggart for T. C. O'Brien & Co. the Pine Grove Inn, White Plains, N. Y. The John H. Fife Company has leased the Haines Falls Hotel, Halnes Falls, Catskill Mountains, N. Y., to William Taeterow of Brooklyn for the season. haupt to Salo Cohn the five story flat on lot 25x100.5, at No. 328 West Fifty-minth street.

Haines Falls Hotel, Haines Falls, Catakill Mountains, N. Y., to William Tacterow of Brooklyn for the season.

The B. N. Dawley Real Estate Company.

The B. N.

Muhlker has resold for Ernst A. Bohnig the two five story flats at Nos. 332 and 334 East Ninety-fourth street, on plot 50x109.8. SHERIFF STREET.—Charles Buermann & Co., have sold No. 83 Sheriff street, a five story tenement, on lot 25x100.

GRAMERCY PARK.—C. Du B. Wagstaff has sold No. 10 Gramercy Park, a four story dwelling, on lot 25x100.

SECOND AVENUE.—Simon & Atlas have sold for A. Bermann to Froehlich & Rosenblatt No. 2492 Second avenue, a five story flat, on lot 25x100.

135TH STREET.—John J. Cronin has bought No. 4 West 135th street, a five story tenement, on lot 20x98.11.

111TH STREET.—Isaac Hattenbach has sold for Lens Michel No. 17, East 111th street, a few story flat, on lot 25x100.11.

FIRST AVENUE.—Marks, Werdenschlag & First Avenue.

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who wants to care for and drive his own machine. Both touring car and roadster are handsome in appearance. The Wayne rests upon long

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HANDSOME uprights, faultless conditions rented short time; only \$115, \$180, \$1

the estimate of Adolph Mertin, architect for the Volunteers.
Charles H. Darrow, Jr., owner of the apartment house at Nos. 294 and 295 Central Park West, has applied for a permit to erect an iron lence 77 feet high and 50-feet long to shut out the view of the rear of the stable just completed at No. 2 West Ninetleth street, owned by Samuel Greene.

The Manhattan plans for new buildings filed yesterday include a seven story furniture storage house to be built for the Bowling Green Storage Company at Na. 248 West Sixty-fifth street at a cost of 578,000 and alx story loft building at Nos. 116 and 118 Wooster street for John E. Oleson to cost \$50,000.

Wooster street for John E, Oleson to cost \$90,000.
The Bronx plans comprise two two story dwellings to be built for William H. Perry at Nos. 3204 and 3206 Hull avenue at a cost of \$12,000: a three story loft building with stable on Dawson street west of Umon avenue to cost \$8,000, and two two story dwellings on 217th street west of Sixth avenue and on Manida street south of Randall avenue to cost \$5,000 and \$8,000 respectively.

Yesterday's Auction Sales. Testerday's Auction Sales.

1At 14 Vesey Street.

1At 16 Vesey Street.

1At 16 Vesey Street.

1At 16 Vesey Street.

1At 16 Vesey Street.

150 August 1752 east side. 1912 feet north of 174h street. 41x 110 five story brick flat. Samuel Barkin vs. William Suzagman et al.: Samuel Barkin vs. William Suzagman et al.: due on judgment. 86.847. sdbblect to taxes. &c.. \$755.56; to the plaintiff.

110th street. Nos. 223 to 231. north side. 286.8 feet west of Second avenue. 83.4x100.11 iwo siz alory brick flats and stores: also Ninety eighth street. Nos. 162 to 148, aouth side. 86 feet cast of Lexington avenue. 100x100.11. three six story brick flats and stores: Twelfith Ward Bark vs. Hyman Romm. actions 1 and 2. sheriff a sale of all right, title. &c.. which Hyman Romm had on March 17, 1907, or since; first parcel to Frederick L. Cramer for \$500; second parcel to same.

BY BUOR D. SMITE.

Second avenue. Nos. 1930 to 1885, east side. whole front between Ninety minth and with the side and stores; HarryFrinkelstein vs. Slauben Realty Company et al.; action 2; due on judgment, \$21,587.7; subject to taxes, &c.. \$1,600.75; to Max Radt. \$20.10.11,150ur etx story brick flats and stores; across 4. Second stores. \$20.10.11,150ur etx story brick flats and stores. IAt 14 Vesey Street.

REAL ESTATE FOR SALE-QUEENS, | REAL ESTATE FOR SALE-QUEENS

Read what the New York Herald says about Long Island City Real Estate:

Long Island City has entered upon a new building era that promises to reach important proportions before the opening of the tunnels and the Blackwell's Island Bridge. So rapid has been the industrial development of the city along its water fronts, which extend for many miles on the East River and Newtown Creek, that the construction of homes has not kept pace with the growth of

Flats built on lots costing \$2,000 apiece, an average price of loss in that section, rent for \$4.50 a room, or, in other words, as much as flats built in Manhattan on lots costing from \$10,000 to \$15,000 each.

Lots in East River Heights are now ripe for improve-ment with flats, and at from \$1,000 to \$2,000 are the best investment ever offered in New York City Real Estate.

Call or send for maps and preliminary price list Rickert-Kinlay Realty Co.

1 West 34th Street.

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ALL THE BENEFITS THAT ARE TO FOLLOW FROM RAPID TRANSIT ARE STILL TO COME, OUR PRICES ARE BASED ON PRESENT CONDITIONS. THE CHANGES BEGIN IN JULY WITH

THE BELMONT TUNNEL IN OPERATION,

AND SOON FOLLOW THE PENNSYLVANIA TUNNELS, BLACKWELL'S ISLAND BRIDGE AND NEW YORK CONNECTING RAILWAY.

CHARMING COLONIAL COTTAGES ON EASY TERM . Ready for Occupancy. ACT HOW Write us for handsome colored maps & views.

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FINE WATER FRONT.

Desirable for villa; East Fimhurst; price \$5,500 easy terms. BANKERS LAND CORPORATION.

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ELDERT PARK-Lots \$600 and up; easy terms D. RANK REALTY CO., 383 Jay st., Brooklyn. BEECHHURST ON THE SOUND; at Whitestone anding. Shore Acres Realty Co., 202 E. 23d st.

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GEORGE F. JOHNSON'S SONS CC.

1044 Westchester Ay...
At Prospect Av. Station of Subway. LOTS, \$250 Gunther estate: \$850 up. Pease. Hunter, Blæck estates; water, gas; line of Jerome av. subway; money to build: maps mailed. Take Jerome av. trolley to end. BELDEN'S OFFICE. branch of 215 West 125th st.

MORRIS PARK is the place to buy property Fidelity Development Co., owners, Times Bldg., N. Y REAL ESTATE FOR SALE-LONG ISLAND

SHINNECOCK HILLS—Villa plots; highly re-stricted, SHINNECOCK HILLS & PECONIC BAY REALTY CO., 189 Montague st., Brooklyn. LIBERTY HEIGHTS—Distance by rail, 84 miles; lots \$450 and upward. BASTRESS, VOUGHT & CO., 250 Fulton st., Brooklyn.

Jamaica Circle. CEDARHURST PARK, LONG ISLAND, IN THE HEART OF CEDARHURST.

GARDEN CITY ESTATES; homes built to order. REAL ESTATE FOR SALE.

GREENWICH REAL ESTATE SMITH BUILDING, Greenwich, Conn.

AN ABSOLUTELY SAFE INVESTMENT, pay-from 12 to 24% per annum. Secured by Denver r pardeulars.
THE DENVER REALTY IMPROVEMENT
AND INV. CO.,
a20 Equitable Building, Denver, Col,

RFAL ESTATE BARGAIN—Three large lots; cor. Euclid and Caryl avs., Caryl, Yonkers, N. Y., residential portion; fine location; great sacrifice, P. F. CHRISTOPHER, Yonkers. CHOICE SITES: property sold on easy payments. SPRING VALLEY REALTY CO., Spring Valley, N. Y. N. Y. office, 50 Suffolk st.

COUNTRY RESIDENCE: 8 rooms; all improvements; fine location; fruit; near station; bargain P. H. SHERMAN, Pearl River, N. V. BIG BARGAINS in seashore, country and city property. I have the best on my list. Address FRANK L. HOYT. Saugatuck, Conn.

ONE TO TWENTY ACRES, 45 minutes out, \$400 to \$600 per acre. ASAHEL CHAPIN, 15 Wall st. New York City. IDEAL COUNTRY HCME: 12 acres land; 8 room house. GOODHARDT & MOLES, Spring Valley

TO LET FOR BUSINESS PURPOSES

DESE for sale; desk room for rent. 100 William ,, room 210. HENRY DAYTON. WANTED TO PURCHASE. WANTED to buy for cash gents' outfitting store.
Apply A. SCHEEN, 451 9th st., Brooklyn,

## PAWNBROKERS' SALES.

L. L. FIRUSKI, Auct., 70 Bowery, sells 10 A. M. June 4—M. & E. Bruckhelmer; A. Freund, jewelry, June 5—D. Fry, 276 Howery; dismonds, watenes, jewelry, all goods piedged prior May 25, 1906, to No. 34500, all older dates.

June 6—Wm. Goldstone, 87 Park row; diamonds, watches, jewelry, all goods piedged prior May 1, 1908, to No. 9896, all older dates.

June 6—D. Mayer, Hoboken; M. Speier & Co., 1531 2d av.; clothing piedged prior May 26, 1906.

June 7—I. Harlem, 608 8th av.; M. Lammerschiag & Co., 129 Park row; diamonds, watches, jewelry, all goods piedged prior May 27, 1906, all older dates.

June 7—H. Dreyer, 442 6th av.; clothing piedged prior May 27, 1906, all older dates, June 10—Mayer & Co., Jersey City; O. Lawrence, 2603 8th av.; diamonds, watches, jewelry piedged prior June 1, 1906, s. Vo. 12500, all older dates.

June 10—H. Phillips, 157 Howery, 256 W. 125th st.; clothing piedged prior June 1, 1906.

June 11—Mayer & Co., Jersey City; O. Lawrence, 2603 8th av.; clothing piedged prior June 1, 1906.

JULIUS SHONGOOD, Auctioneer, by Jos. Shongood's Sons, Auct'rs, 94 Rowery.

June 4— Men's and women's clothing, &c., pledged: to May 28, 1905; S. Leichtentritt, 557 2d av.

June 4—Jeweiry: J. J. Aaron & Son, 191 Grand st.

June 5—Clothing; Marks' Loan Office, 2057 3d av.

June 6—Men's and women's clothing, &c., pledged to May 31, 1906; B. Fox, 72 8th av.

June 6—Weelry: A. Freund, 1548 3d av.

June 7—Clothing; H. Glaser, 35 Cathyrine st.

June 7—Jeweiry; watches, diamonds, &r., pledged to May 28, 1906; D. Silberstein's Sons, 10 6th av.: Silberstein Bros., 2457 8th av.

June 10—Jeweiry; &c.; Marks'Loan Office, 20.7 3d av.; A. Seilinger, 634 2d av.

June 10—Clothing; Magen Bros., 459 Grand st.

CENTRAL AUCTION CO., M. Shechan, Auctioneer, 1870 Broadway, sells 11 A. M.;
June 5—By J. Simpson & Co., 225 Park row; diamonds, jewelry, &c., pledged to April 1, 1906, to No. 19650, and all goods held over; also diamonds, jewelry, &c., heldged with L. Davidow, 217 6th av., to March 16, 1906, to No. 36954, and goods held over.
June 10—By H. McAlcenan, 1839 Broadway; diamonds, jewelry, &c., pledged from No. 1, Jan. 2, to No. 16000, April 18, 1906, inclusive, and all dates and numbers held over.

ELI SOBEL. Auct., 98 Bowery, sells 10 A. M. all goods pledged prior to May 28, 1908.

June 4—Clothing: Chas. Weaver. 728 10th av.

June 5—Clothing: Chas. Weaver Bros., 193 Ave. A.

June 6—Clothing: Sobel Bros.

June 10—Clothing: Estate C. Sobel. 87 1st av.

CENTRAL AUCTION CO., M. Sheehan, Auct., 182 Canal st., will sell at 10 A. M.; June 4. By M. Lavery, 564 9th av.; clothing pickged to May 22, 1806.
June 10. By E. L. Knoth, 772 3d av.; clothing pickged to May 31, 1908.

READ-ESTATE FOR SALE-NEW JERSEY.

**BUILD A BUNGALOW** On New York Bay, famous for its fishing, yachting and magnificent marine view, and where ocean breezes assure cool days and restful nights.

## GRANVILLE PARK

modestly restricted, with more than a quarter mile of safe sandy beach belonging to the lot owners, and acres of the shade trees, some more than a hundred years old, is one of the finest bungalow sites ever offered. Write for booklet with views.

KEANSBURG SHORE IMPROVEMENT COMPANY. 141 Broadway, New York. Phone 898 Cort.

A COUNTRY PLACE FOR SALE, the Maples, Princeton, N. J.; 60 acres, 800 fruit trees; high ground; large eight room house, tenant house; pr.c.; \$5,000. UPTON SINCLAIR, Princeton, N. J. ORADELL—among the Jersey Hills—a town with all improvements; 45 minutes from Manhattan. JOHN N. FALKINBERG, 1133 Broadway, New York.

15 NEW 8 ROOM HOUSES; all improvements \$4,000 to \$6,000; \$500 cash, balance monthly. C. F VON EGIOFFSTEIN, 257 Broadway, New York City ACREAGE, from 25 acres up, in some very de-sirable sections; near trolley and R. R.; reasonable. CHAS. H. LOZIER, Hackensack, N. J. LOCATE IN THE BRONX OF NEW JERSEY: lots \$100 to \$300; houses, all improvements. J. C. BURLEW & CO., Hackensack, N. J. ATTRACTIVE DWELLING, 8 rooms, and new seven room house, Hasbrouck Heights. STROHM & CO., 429 6th av., New York. \$500 CASH, balance easy terms, buy new houses all improvements: office, Prospect Ave. Station, Prospect av. Hackensack, N. J. A BUNGALOW HOME BY THE SEA. Write, telephone or call. KEANSBURG BEACH COM-PANY, 47 Park row, New York.

40 ACRES, Bergen county; high and dry; 30 min uies out on R. R. and trolley; \$1,000 per acre. G. C MERCER, Hackensack, N. J. HOUSES AND PLOTS: easy terms; 8 minutes from depot. WESTWOOD LAND & 1MPROVE-MENT CO., Westwood, N. J.

TWO FAMILY HOUSE; improvements: renting \$336 annually; price \$3,000; terms easy. MOORE & MERTENS, Passate, N. J. ACREAGE FOR SALE: very desirable: Effe main line: Ridgewood and Glen Rock. EGAN. 426 Columbus av. IF YOU WANT TO BUY OR SELL PROPERTY in Caristadt and vicinity, see G. ZIMMERMANN Caristadt, N. J. PARK RIDGE REAL ESTATE: mosquitoless malarialess. PARK RIDGE REALTY CO., Park Ridge, N. J.

714 ACRES, near depot. \$2,000; house, 11 rooms all improvements, \$7,000. J. E. HARING, West wood, N. J. HACKENSACK HOMES, large and small; lots and plots on easy terms. SHAFFER, Main 81. Elm av. MONTCLAIR, N. J.—New houses for sale from 10,000 up. LOUISE C. HINCK, 8 Christopher sa. Montclair. fontciair.

12 ACRES; P room house; good outbuildings;
11 kinds of fruit; bargain. F. H. WAITE, Oradeit

NORTH JERSEY TITLE GUARANTEE COM-HERE IS A CHANCE to buy a good 6 room house 75x150, reasonable. H. HINCK, Westwood, N. J. BUNGALOWS AND HOMES. CURT C. FELKER. 252 West 14th st. Phone 194 Chelsea.

## HELP WANTED-FEMALE.

COMPETENT laundress, also waitress for ex-cellent place; good wages; call immediately. MICS WILD'S EMPLOYMENT BUREAU, 28 W. 83d st. WANTED-Female general helpers in the wards, kitchen, &c.; also scrubbers; \$15 per month, with maintenance. Apply to Acting Superintendent of Training Schools, Bellevue Hospital, 26th street and Ist avenue, New York City. WANTED - Women, ceneral helpers in the wards of the new Fordham Hospital; \$16 per month \$14 honie. Apply to Acting Supervising Nurse, Ford-ham Hospital, Crotona avenue and Southern Boule-

WANTED, at the New Britain General Hospital, coung ladies to enter the training school for nurses. Apply to SUPT. OF HOSPITAL, New Britain, Conn.

#### HELP WANTED-MALE. ADVERTISING MANAGER-Experienced man

or dry goods jobbing concern: unusual proposi-lon: \$3,000-84,000. Call. write. HAPGOODS, 307 Broadway, N. Y. BOOKKEPPER—Experienced men with knowledge of office details: \$780.4985. Call. write. HAP GOODS, 307 Broadway, N. Y. COLLEGE MAN to learn the business, starting as retail salesman; exceptional opportunity for hustler, 8624. Call, write. HAPGOODS, 307 Broadway, N. Y.

SALESMAN familiar with hardware specialty line; Chicago territory; \$1,800 and commission. Call, write. HAPGOODS, 307 Broadway N Y STOCK SALESMEN—Three high class salesmen to call on selected list of investors, especially attractive seling feature; will pay right men linerally. NEW AMSTERDAM SECURITIES CO. 3d floor, Flatiron Building. WANTED—Male chef for Fordham Hospital, at Crotons av. and Southern Boulevard, \$60 per month and maintenance; references required. Apply to Supervising Nurse.

WANTED—Male or female cook for Hospital, Crotona av. and Southern F asiary \$55 per month and maintenance, required. Apply to Supervising Nurse. WANTED-A stableman for Fordham Host per month and maintenance; references in Apply to Supervising Nurse.

SITUATIONS WANTED-MALE CHAUFFEUR, 28, single, polite, obliging abstainer; one year New York experience in any randone car and furnish Al reference.